

# Automotive Services Shop & 2 Retail Shops

3 Buildings | ±10,675 SF | 8 Bay Shop | Two Tenants | ±.49 Acre Vacant Lot



**1445, 1449, 1453, 1457 UNION ST.  
SPARTANBURG, SC 29302**

**FOR SALE: \$3,900,000**

GLENN YOUNG  
COMMERCIAL SALES & LEASING  
864-384-4999  
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CCIM CANDIDATE MEMBER



For additional photos, videos, and details, please contact the broker.



**±2.29**  
Acres



**±10,675**  
Total SF



**3**  
Buildings



**8**  
Repair Bays

**OWNER-OPERATED AUTO REPAIR & TOW COMPANY ON SITE**

The property currently supports an active 8-bay auto repair and tow operation, providing an established use and immediate income potential for the right buyer. Owner may consider a sale-leaseback arrangement upon closing.

**TWO ADDITIONAL TENANT SPACES CURRENTLY OCCUPIED**

**🚗 Building B — Used Tire Shop**

Currently occupied tenant space generating rental income.

**🍖 Building C — Meat Market**

Currently occupied tenant space generating additional rental income.

**PROPERTY DETAILS**

**Building A:** ±5,475 SF

**Building B:** ±4,000 SF

**Bonus Lot:** ±0.49 acre vacant lot — value-add opportunity

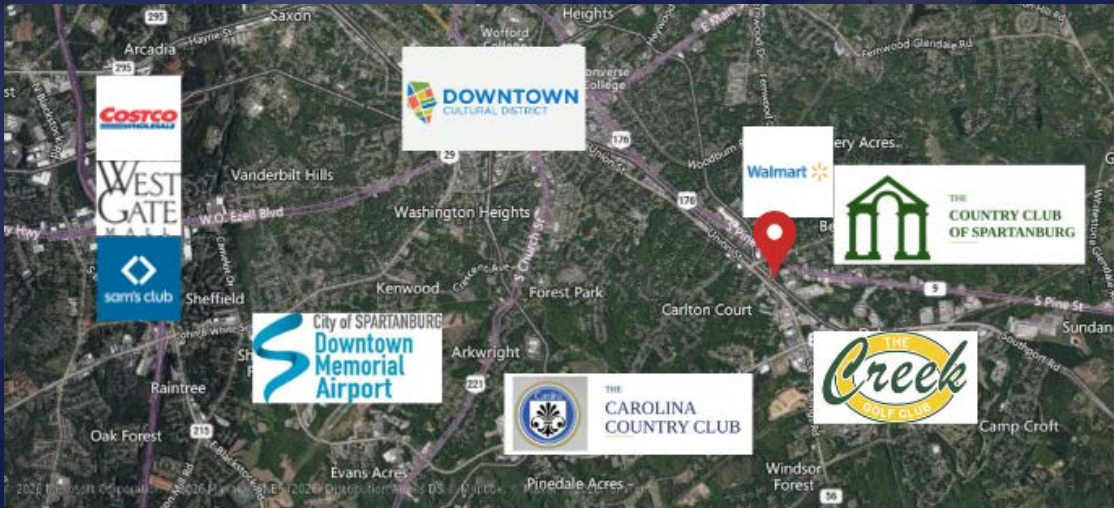
**Building C:** ±1,200 SF

**Site:** Paved, fenced parking

**Frontage:** High-visibility Union St. (US-29) corridor

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**LOCATION & DEMOGRAPHICS**



METRIC	2 MILES	5 MILES	10 MILES
2025 Population	17,093	80,600+	196,000+
2030 Projected Pop.	18,900+	90,107	219,000+
Annual Pop. Growth	2.2%	2.9%	2.8%
2025 Households	7,357	32,900+	77,600+
Avg Household Income	\$81,000+	\$72,000+	\$78,000+
Median Age	41	38.1	37.9
Daytime Employment	5,000+	5,265	9,379

**KEY HIGHLIGHTS (5-MILE RADIUS)**

**TRAFFIC — UNION ST / US-29**

**56%**

OWNER-OCCUPIED  
HOUSEHOLDS

**2.3**

AVG HOUSEHOLD SIZE

**\$160M+**

TRANSPORTATION &  
AUTO SPENDING

**4,974**

BUSINESSES WITHIN 5  
MILES

**High-Volume Corridor**

US ROUTE 29 — UNION STREET CORRIDOR

Primary commercial thoroughfare connecting downtown Spartanburg to regional highways. Intersects S-47 and Quarry Rd within immediate vicinity of the property.

**<30 Minute Commute**

~26,000 WORKERS WITHIN 5-MILE RADIUS

Strong daytime population driving daily demand for auto services, food, and retail along the corridor.

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